

PLANNING AND ZONING COMMISSION

August 2, 2011
STUDY SESSION

7:00 p.m.
Fishbowl Conference Room

CONSENT

Roll Call

Commissioners Present: Davis, Huddleston, Loyd, McDowell, Wescott, Woolery,
Vice-Chairperson Romine and Chairperson Harris

Commissioners Absent: Best

Staff Present: Jim Lawson Director of Planning and Development
Joel Hornickel Senior Planner
William Duston City Attorney
Sonja Paden Office Assistant II

ADMINISTRATIVE DISCUSSION

Chairperson Harris opened the meeting then turned the discussion over to staff.

OLD BUSINESS

3. Request for a Municipal Code Amendment to Appendix A, Sections 400.040, 405.030, 405.040 and 410.040 Pertaining to Uses Permitted and Special Uses.
Project No. 11-12.1 (11-01200001)
Applicant: City of Branson

- Mr. Lawson said this item had to do with revisions to the uses permitted and special uses within the C commercial district, including the displaying of merchandise.
- Mr. Hornickel said staff had been reviewing other community's codes for a few months then cited the definition that was created for "wares" to the commissioners.
- Mr. Lawson said this proposed code revision originated with the desire to modify the use of whirligigs along the strip. He said there were right-of-way issues with them, and they were distracting to drivers. He said they could also limit sight distances for people exiting the driveways onto the street.
- There was additional discussion concerning certain language presented in the code.
- Mr. Hornickel distributed two additional pages with further revisions to the amendment for the commissioners to review.

PUBLIC HEARINGS

4. Request for a Special Use Permit to Operate a Farmers Market and Swap Meet at
2855 W. Highway 76, Branson, Missouri.

Project No. 11-1.6 (11-00100006)

Applicant: Dimitrios Tsahiridis

- Commissioner Davis noted their packets contained several letters staff had received from neighbors opposing this request.
- Mr. Hornickel said these were the same people who opposed the helicopter business for the same property at a previous meeting. He said they were not interested in attending the meeting, but they simply wanted Mr. Hornickel to present the letters on their behalf.
- Chairperson Harris asked if there was a Missouri state statute concerning to need for a business license to operate a farmers' market.
- Mr. Hornickel stated Carl Garrett in the finance department said no business license was required for someone to sell fresh produce in town. He added the product must be grown in Missouri and the seller must be granted permission from the property owner to sell at their location.
- Commissioner Loyd commented on the issue of milk being sold in Springfield. Chairperson Harris added it was because it was non-pasteurized.

OTHER BUSINESS

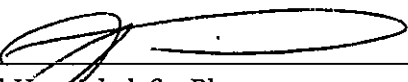
None.

ADJOURNMENT

Motion by Commissioner Woolery and seconded by Commissioner Wescott, and unanimously carried to adjourn the meeting at 7:15 pm.


Clark Harris, Chairperson

9-6-11
Date


Joel Hornickel, Sr. Planner

9/7/11
Date